

REPORT / RECOMMENDATION



To: Mayor and City Council

Agenda Item #: IV.K.

From: Ann Kattreh
Parks and Recreation Director

Action ☒

Discussion ☐

Date: May 7, 2013

Information ☐

Subject: Request for Purchase - Golf Dome Construction, Contract #13-4PK, Bid Category 21A-Fire Suppression Systems and Bid Category 33A – Storm Sewer & Storm Water Retention Systems.

Action Requested:

Award contracts and quotes for the fire suppression system, storm sewer and storm water retention system and quotes for the construction of the new support building.

Information / Background:

At the March 19, 2013 meeting the City Council accepted the insurance settlements and approved construction of the golf dome and accessory building and awarded quote and bid packages for the dome, turf, foundation, the steel driving deck and miscellaneous site work. The Council also authorized bids for the fire suppression system, water retention system and quotes for the construction of the new support building.

Please see the attached Estimate Summary and Recommendations for Award of Contract documents from RJM Construction. The City is also filing an additional \$55,600 claim with Travelers Insurance for the remainder of the code upgrade coverage that is available under our policy limits. This reimbursement is to provide a diesel generator for the fire suppression system. These additional insurance funds are not currently factored into the Estimate Summary provided by RJM. With all bid packages and quotes received and project contingency considered, the project is on budget based on the \$3,582,213 project budget approved at the March 19 Council Meeting.

With the approval and execution of these remaining contracts and quotes, demolition of the support building and construction of the new golf dome and accessory building will begin in May.

ATTACHMENTS:

RJM Estimate Summary
RJM Contractor Recommendations
RJM Bid Results
Letter to Travelers Insurance Regarding Generator



ESTIMATE SUMMARY

ESTIMATE DATE:	April 19, 2013
PROJECT:	Braemar Golf Dome
ARCHITECT:	Cunningham Architects
DRAWING DATE:	October 24, 2012

DESCRIPTION	Notes	Base Estimate	Extended Estimate
Construction Costs			
Quote Categories - Bid Package 1			\$790,381.00
2A - Existing Building Demolition	Lloyds Construction Services, Inc.	\$35,210	
3A - Cast-in-Place Concrete	Donald R Frantz Concrete Construction	\$76,740	
Patch Utility Trench at Dome	ALLOWANCE	\$23,400	
5A - Structural Steel Material	Linco Companies	\$99,700	
5B - Structural Steel Install	KMH Erectors, Inc.	\$35,900	
5D - Misc. Steel	ALLOWANCE	\$21,660	
Safety Netting	ALLOWANCE	\$11,000	
9A - Painting	Swanson & Youngdale	\$19,265	
22A - Plumbing & HVAC	Northern Mechanical Contractors	\$3,500	
26A - Electrical	Muska Electric	\$97,870	
31A - Excavation Dome	Lloyds Construction Services, Inc.	\$47,475	
31A - Excavation Site	Lloyds Construction Services, Inc.	\$75,875	
32A - Asphalt Paving	Northland Paving	\$53,300	
32B - Site Concrete	Minnesota State Curb-Gutter	\$19,550	
32C - Site Fence	Midwest Commercial Fence	\$13,365	
32D - Modular Block Retaining Wall	Sunram Construction	\$15,421	
33A - Site Utilities - Watermain	St Paul Utility Excavating, Inc.	\$71,800	
Mechanical Unit Cleaning	ALLOWANCE	\$9,350	
Existing Dome and Turf Removal	ALLOWANCE	\$30,000	
Turf Floor Prep	ALLOWANCE	\$30,000	
Bid Categories - Bid Package 1			\$1,052,162.00
Dome Fabric	Arizon Structures	\$848,064	
Turf	ProGrass, LLC	\$204,098	
Quote Categories - Bid Package 2			\$598,324.00
Landscaping	None Included	\$0	
1B - Final Cleaning	Peterson Commercial Cleaning	\$1,577	
3A - Concrete	Donald R Frantz Concrete Construction	\$48,300	
4A - Masonry	Donald R Frantz Concrete Construction	\$76,300	
5A - Structural Steel & Misc Metals - Material	Linco Companies	\$31,790	
6A - Rough Carpentry	Kellington Construction	\$26,500	
6B - Architectural Casework	Wilkie Sanderson	\$7,316	
7A - Composite Alum Panels & Metal Wall Pan	Division V Sheet Metal	\$40,788	
7B - Roofing/Sheet Metal/Accessories	Dalco Roofing	\$27,250	
8A - Door Frames & Hardware	Wheeler Hardware Company	\$7,732	

ESTIMATE DATE: April 19, 2013
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8B - Aluminum Storefront	Inglas	\$26,965	
9A - Gypsum Board	Stern Drywall, Inc.	\$7,400	
9B - Ceramic Tile	Harrison Tile Company	\$7,700	
9C - Acoustical Ceilings	Kirk Acoustics	\$2,380	
9D - Resilient Flooring & Carpet	Sonus Interiors, Inc.	\$2,950	
9E - Painting	Julius B Nelson & Son, Inc.	\$5,215	
12A - Window Treatment	Midwest Blinds	\$1,846	
22A - Plumbing / 23A - HVAC	Horwitz/NSI	\$55,450	
26A - Electrical	Muska Electric	\$92,750	
26B - Generator Equipment	Muska Electric	\$98,900	
26C - Generator Wiring & Labor	Muska Electric	\$15,350	
31A - Excavation	Lloyds Construction Services, Inc.	\$13,865	
Bid Categories - Bid Package 2			\$443,700.00
21A - Fire Suppression System	Ahern	\$299,700	
33A - Storm Water & Storm Water Retention	St Paul Utility & Excavating, Inc.	\$144,000	
Final Cleaning	ALLOWANCE		\$5,000
General Conditions	RJM Construction		\$159,797
Preconstruction Services	RJM Construction		\$29,400
General Liability Insurance	RJM Construction		\$33,866
Builders Risk Insurance	RJM Construction		\$7,782
Building Permit	By City of Edina.		\$0
Subtotal Construction Costs			\$3,120,412
Contingency			\$156,021
Contractors Fee	RJM Construction		\$94,180
Architectural Fees	Cunningham Group Architecture, Inc.		\$211,600
Total Construction Estimate			\$3,582,213



CONSTRUCTION

MINNEAPOLIS / PHOENIX / DENVER

April 30, 2013
Ann Kattreh
City of Edina
4801 West 50th Street
Edina, MN 55424-1394

Re: Braemar Golf Dome Replacement
Recommendations for Award of Contract – Bid Package 2

Dear Ann,

On April 11, 2013 bids were received at the City of Edina for Braemar Golf Dome Replacement - Bid Package 2. A total of two bids were received for two (2) bid categories. Also, a total (72) of quotes were received by RJM Construction for (23) quote categories.

Bid Package 2 was the final bid package for the Golf Dome Replacement project. No further bid or quote packages will be required. Bids and quotes received were on budget, thus the total City Council approved budget remains unchanged.

Attached is a bid summary by trade for each bid category and quote category.

RJM has completed its review of the bids and in addition to the bid review, we have also conducted a scope review with the apparent low bidder for each bid and quote category. Based on the results of these reviews we recommend to the City Council that they award the contracts as follows:

Bid Categories

Bid Category 21A – Fire Suppression System

Ahern
13705 26th Avenue, Suite 110
Minneapolis, MN 55441

Award Amount: \$299,700

Bid Category 33A – Storm Sewer & Storm Water Retention System

St Paul Utility & Excavating, Inc.
190 Ryan Lane
Little Canada, MN 55117

Award Amount: \$144,000

Quote Categories

Quote Category 1B – Final Cleaning

Peterson Commercial Cleaning 2799 Alamo Circle Blaine, MN 55449	Award Amount:	\$1,577
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Quote Category 3A – Cast-In-Place Concrete

Donald R Frantz Concrete Construction, LLC 595 Randolph Avenue St Paul, MN 55102	Award Amount:	\$48,300
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Quote Category 4A – Masonry

Donald R Frantz Concrete Construction, LLC 595 Randolph Avenue St Paul, MN 55102	Award Amount:	\$76,300
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Quote Category 5A, 5B – Structural Steel and Misc. Metals

Linco Companies 12786 60 th Street NE St Michael, MN 55376	Award Amount:	\$31,790
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Quote Category 6A – Rough Carpentry

Kellington Construction 2301 North 2 nd Street Minneapolis, MN 55411	Award Amount:	\$26,500
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Quote Category 6B – Rough Carpentry

Wilke Sanderson 1010 Summit Ave N Sauk Rapids, MN 56379	Award Amount:	\$7,316
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Quote Category 7A – Composite Aluminum Wall Panels

Division V Sheet Metal 218 Ohio Street St Paul, MN 55107	Award Amount:	\$40,788
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Quote Category 7B – Roofing / Sheet Metal Flashing

Dalco Roofing & Sheet Metal 15525 32 nd Avenue North Plymouth, MN 55447	Award Amount:	\$27,250
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Quote Category 8A – Doors Frames and Hardware

Wheeler Hardware Company 2645 Fairview Avenue North Roseville, MN 55113	Award Amount:	\$7,732
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Quote Category 8B – Aluminum Storefront

Inglas 1418 Carroll Avenue St Paul, MN 55104	Award Amount:	\$26,965
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Quote Category 9A – Gypsum Board

Stern Drywall, Inc. 33 5 th Avenue NW, Suite 1500 New Brighton, MN 55112	Award Amount:	\$7,400
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Quote Category 9B – Ceramic Tile

Harrison Tile Company. 75 West Viking Drive St Paul, MN 55117	Award Amount:	\$7,700
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Quote Category 9C – Acoustical Ceilings

Kirk Acoustics 395 Bridgepoint Way South St Paul, MN 55075	Award Amount:	\$2,380
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Quote Category 9D – Resilient Flooring & Carpet

Sonus Interiors, Inc. 6325 Sandburg Road, Suite 800 Golden Valley, MN 55427	Award Amount:	\$2,950
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Quote Category 9E – Painting

Julius B Nelson & Son, Inc. 962 Central Avenue NE Minneapolis, MN 55413	Award Amount:	\$5,215
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Quote Category 12A – Window Treatments

Midwest Blinds 12700 Zenith Avenue South Burnsville, MN 55337	Award Amount:	\$1,846
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Quote Category 22A, 23A -- Plumbing / HVAC

Horwitz/NSI
4401 Quebec Avenue N
New Hope, MN 55428

Award Amount: \$55,450

Quote Category 26A -- Electrical

Muska Electric
1985 Oakcrest Avenue
Roseville, MN 55113

Award Amount: \$92,750

Quote Category 26B -- Generator (Equipment)

Muska Electric
1985 Oakcrest Avenue
Roseville, MN 55113

Award Amount: \$98,900

Quote Category 26C -- Generator (Wiring & Labor)

Muska Electric
1985 Oakcrest Avenue
Roseville, MN 55113

Award Amount: \$15,350

Quote Category 31A -- Excavation

Lloyds Construction Services, Inc.
7207 West 128th Street
Savage, MN 55378

Award Amount: \$13,865

If you should have any questions, please feel free to contact me.

Sincerely,

Brian G. Recker
Senior Vice President

April 11, 2013



21A Fire Suppression Systems

[illegible]

Bid Summary by Trade
April 11, 2013

Bid Summary by Trade
April 11, 2013

33A Storm Sewer & Storm Water Retention System

[illegible]

April 11, 2013



1B Final Cleaning

[illegible]

April 11, 2013



3A Concrete

[illegible]

April 11, 2013



4A Masonry

[illegible]

April 11, 2013



5A / 5B Structural Steel & Misc. Metals (Mat'ls & Labor)

[illegible]

April 11, 2013

6A Rough Carpentry

[illegible]

April 11, 2013



6B Architectural Casework

[illegible]

April 11, 2013



7A Composite Aluminum Panels & Metal Wall Panels

[illegible]

April 11, 2013

7B Roofing / Sheet Metal

[illegible]

April 11, 2013



8A Doors Frames Hardware

[illegible]

April 11, 2013



8B Aluminum Storefront

[illegible]

April 11, 2013

9A Gypsum Board

[illegible]

April 11, 2013



9B Tiling

[illegible]

April 11, 2013



9C Acoustical Ceilings

[illegible]

April 11, 2013

9D Resilient Flooring & Carpet

[illegible]

April 11, 2013



9E Painting

[illegible]

April 11, 2013

12A Window Treatments

[illegible]

April 11, 2013

22A Plumbing / 23A HVAC

[illegible]

April 11, 2013



26A Electrical

[illegible]

April 11, 2013



26B Generator Equipment

[illegible]

April 11, 2013



26C Generator Wiring & Labor

[illegible]

April 11, 2013



31A Excavation

[illegible]



MINNEAPOLIS / PHOENIX / DENVER

April 22, 2013

Ann Kattreh
City of Edina
4801 West 50th Street
Edina, MN 55424

Re: City of Edina, Braemar Golf Dome
Fire Suppression System Generator

Dear Mike,

On March 6, 2013 Travelers issued a revised statement of loss for the Braemar Golf Dome. In this revised statement it indicated that Travelers had agreed to reimbursement of \$944,399.82 pursuant to the City of Edina's Code Upgrade Policy. The total limit of this policy was \$1,000,000 which left \$55,600.16 remaining in the policy for possible code related reimbursements.

One of the code upgrades required in the replacement of the dome was to add a fire suppression system for the structure. The cost of this new fire suppression system was included in the \$944,399.82 revised statement of loss. It has since been brought to our attention that code requires that this fire suppression system include a secondary fuel source. Through discussion with the mechanical engineer and the City Fire Marshal, this secondary source of fuel is a diesel fueled generator.

The cost to provide and install this dedicated generator was not included in the original submissions to Travelers. RJM has received a bid for providing this work for a total of \$114,225. Please find enclosed a copy of this proposal.

It is our recommendation that the City submit this \$114,225 cost for reimbursement through its Code Upgrade Policy. We understand that the cost of this work, when added to the other approved code required upgrades, will exceed the \$1,000,000 city policy. Therefore, we request that the City request as reimbursement the remaining \$55,600.16 on the policy.

If you should need any further information from us to assist with the processing of this additional reimbursement payment from Travelers, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brian Recker', is written over a blue horizontal line.

Brian Recker
Senior Vice President
RJM Construction



4/22/13

To: RJM Construction
Paul Kolas
Randy Disrud

Re: Braemar Golf Dome Accessory Building – Alternate Lighting Package

We have prepared a proposal based on the following drawings dated 3/21/13.

Base Bid: \$92,750.00

- Furnish and install alternate lighting package per plan.
- Power installed per plans
- Gear provided and installed per riser drawing
- Fire alarm system per code
- Security system per plan
- Coordination and permit included
- Temp power and lighting
- Job trailer connection

— **Generator for fire pump: \$98,900.00**

- 350 KW generator provided and installed
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— **Generator Wiring: \$15,350.00**

- Wire automatic transfer switch (FBO)
- Connection of fire pump and jockey pump included
- Feeders and conduit

GENERATOR TOTAL \$114,225

Clarifications:

- Voice/Data wiring – rough in only
- Concrete transformer pads by GC
- Generator pad by GC
- No utility costs included
- Dumpster for waste removal by others
- Standard labor rates included



Thank you for considering Muska Electric for this project. Please call if you have any questions, or if we can be of further assistance.

Sincerely,

Muska Electric Company

Joe Young

Joe Young
Sr. Project Manager
D: 651-286-0053
C: 612-490-2343

Justin Miska

Justin Miska
Estimator
D: 651-639-5121